

concerns caused by the fact that the pickleball courts were to be built over a water line. No clear agreement had been reached concerning who would pay if the water line needed maintenance.

The board voted in favor of Resolution 9-2024, which moves the location of the courts south, adjacent to the pedestrian bridge abutment on the west side of the lake, where they would not be on top of the water line.

Special use permits

At its Feb. 8 meeting, a special event permit was approved for an Easter egg

hunt, to be held on Saturday, March 30, on the Village Green at 10 a.m. The event was organized by the Palmer Lake Arts Council and will include a visit from the Easter Bunny, crafts, and face painting.

At its Feb. 22 meeting, a special event permit was approved for an Easter service to be held on Sunday, March 31, at the Town Hall at 10 a.m. The service, hosted by Joy on the Rock, will be followed by brunch.

Executive sessions

The Feb. 8 meeting ended with an executive session for the board to receive

legal advice concerning potential sale of town property, the lease agreement with Eco Spa LLC, and a Police Department complaint.

The Feb. 22 meeting ended with an executive session to receive legal advice concerning the potential sale of town property and negotiation of a possible lease of a portion of the Elephant Rock property.

No actions were taken following either executive session.

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The next regular board meetings are scheduled for March 14 and 28. In ad-

dition, there will be an executive session on Wednesday, Feb. 28 at 5 p.m. and a special meeting on March 4 at 5 p.m. All meeting will be held at the Town Hall. See the town's website at [www.townofpalmerlake.com](http://www.townofpalmerlake.com) to confirm times and dates of board meetings and workshops. Meetings are typically held on the second and fourth Thursdays of the month at the Town Hall. Information: 719-481-2953.

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El Paso Board of County Commissioners, Jan. 30 and Feb. 22

Palmer Lake annexation impact report received

By Helen Walklett

During February, the El Paso Board of County Commissioners (BOCC) considered an annexation impact report for land west of the Town of Palmer Lake. The commissioners also heard concerns about safety on Vollmer Road near the School in the Woods site at the end of January.

**Palmer Lake annexation**

The proposed Ben Lomand Mountain Village annexation into the Town of Palmer Lake was back on the agenda at the Feb. 22 BOCC land use meeting ahead of it being discussed that evening at the Palmer Lake Board of Trustees meeting. See the Palmer Lake Board of Trustees meeting article on page 7.

Kylie Bagley, planner III, Planning and Community Development Department, said the annexation impact report contained more information on the annexation's potential impacts than was available when the BOCC first discussed it at its Jan. 23 meeting.

The annexation request is being made by landowner United Congregational Church and concerns 181.5 acres of RR-5-zoned land south of County Line Road, west of Indi Drive, north of the Lakeview Heights subdivision, and east of Oakdale Drive.

The applicant intends to develop the site, along with an additional 163 acres already within Palmer Lake, and rezone the land to the RE Estate Zone, which allows single-family dwellings on a minimum lot size of 2.5 acres. The total development on the combined property is not expected to exceed 80 lots. The steep topography of parts of the property being considered for annexation as well as the necessary land dedications and rights-of-way for roads and utilities mean that a large portion of the property is anticipated to remain

undeveloped. It is estimated that 104 of the 181.5 acres is buildable and, given the minimum lot size of 2.5 acres, this would result in about 41 lots on that portion.

All existing structures, including the existing church and youth center, would remain. The applicant intends to use the buildable remainder of the combined property for churches and other religious facilities. Public trail easements and recreational access may also be considered as part of any future development.

The report states that the town's police and fire services and the school district are believed to be more than adequate to provide services to the proposed development. The applicant will need to submit a drainage report and a traffic impact study as the project progresses.

Commissioner Carrie Geitner asked if there were any remaining concerns that might be potential problems for county and should be relayed to the Town of Palmer Lake. Bagley answered that there were none at this time.

Commissioner Holly Williams asked if Palmer Lake would be taking over responsibility for County Line Road. Meggan Herington, executive director, Planning and Community Development, said it would be standard for the town to take on the portion adjacent to the development and that discussions about other segments would need to be ongoing as the development progressed. She also clarified that the county and the Colorado Department of Transportation would receive detailed documentation for review and comment as any development moved forward.

The BOCC cannot approve or deny an annexation impact report; the report serves to notify it of the annexation

request and sets out potential impacts in general terms, allowing the BOCC to give direction to staff. Therefore, the commissioners accepted the report, but no vote was taken.

**Vollmer Road safety concerns**

During the public comments part of the Jan. 30 BOCC meeting, two residents raised concerns about safety and speeding on Vollmer Road, adjacent to


the School in the Woods site. Dick Hegeman, a resident of Hardin Road opposite the school site, said traffic had increased exponentially over the years. He spoke of speeding and cars parked on both sides of Vollmer and along Hardin during busy times such as school choice night when prospective parents and pupils visit. He said, "Something's got to be done because somebody is



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